

BEFORE THE BOARD OF REAL ESTATE APPRAISERS

STATE OF IDAHO

ORIGINAL

In the Matter of the License of:)

RANDALL B. SALDIN,
License No. LRA-313,

Respondent.

) Case No. REA-P3-02A-99-024

) **FINDINGS OF FACT,**
) **CONCLUSIONS OF LAW AND**
) **FINAL ORDER**
)

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Having reviewed the Complaint and other documents in this matter, the Idaho State Board of Real Estate Appraisers (hereinafter the "Board") enters the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Randall B. Saldin (hereinafter "Respondent") is licensed by the Idaho State Board of Real Estate Appraisers under License No. LRA-313 to engage in the practice of real estate appraisals.

2. On August 27, 2002, a formal administrative Complaint was filed in this matter with the Board. Said Complaint is expressly incorporated herein and made a part hereof.

3. Copies of the Complaint, along with the Notification of Procedural Rights, were sent to Respondent on August 27, 2002, by means of the United States Mail, postage prepaid, both by certified mail, return receipt requested, and by regular mail. The mailings were addressed to Respondent at his most recent home address known by the Board, as follows:

Randall B. Saldin
9804 Regent Street, Apt. 3
Los Angeles, CA 90034-5125

4. The Notification of Procedural Rights informed Respondent that, under statutes and rules applicable to such proceedings before the Board, he needed to file a formal Answer to the Complaint within twenty-one (21) days of service of the Complaint and that failure by him to timely file an Answer to the Complaint or otherwise defend against the action would constitute a default and would be sufficient grounds for proceeding administratively against her license without the necessity of conducting a hearing.

5. On September 24, 2002, a Notice of Proposed Default Order and Default Order, along with another copy of the Complaint and Notification of Procedural Rights, were sent to Respondent by means of the United States Mail, postage prepaid, both by certified mail, return receipt requested, and by regular mail, at the following address:

Randall B. Saldin
9804 Regent Street, Apt. 3
Los Angeles, CA 90034-5125

6. Respondent failed to contest entry of the proposed Default Order within seven (7) days of service of the Notice of Proposed Default Order.

7. Concurrent herewith, a Default Order was entered against Respondent. Therefore, the allegations contained in the Complaint on file in this matter are admitted as true without the necessity of conducting a hearing.

8. As detailed in the incorporated Complaint, on or about November 20, 1998, Respondent prepared an appraisal report for the property located at 1809 South Abbs Street in Boise, Idaho (the "Subject Property"). Respondent's appraisal report of the Subject Property failed to meet USPAP Standards (1998).

CONCLUSIONS OF LAW

1. As a licensed real estate appraiser in the State of Idaho, Respondent is subject to the jurisdiction of the Board and to the provisions of title 54, chapter 41, Idaho Code.

2. The Complaint was sent to Respondent at his address on file with the Board. Respondent was duly and lawfully given notice of proceedings against his license pursuant to the provisions of IDAPA 04.11.01.055.

3. Respondent's failure to plead or otherwise defend in this action authorizes the Board, pursuant to Idaho Code § 67-5242(4) and IDAPA 04.11.01.700, to enter an Order of Default which is as lawful as if all the allegations in the Complaint were proved or admitted at a hearing.

4. Respondent's acts as detailed in the incorporated Complaint constitute violations of Idaho Code § 54-4107(1)(e) and IDAPA 24.18.01.700, thereby authorizing the Board to impose sanctions against Respondent.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and good cause being shown, it is hereby ordered that License No. LRA-313 issued to Randall B. Saldin is hereby **REVOKED**, effective immediately.

DATED this 18 day of November, 2002.

IDAHO STATE BOARD OF
REAL ESTATE APPRAISERS

By 
Stanley Moe, Chair

NOTICE OF DUE PROCESS RIGHTS

This is a final order of the Board. Any party may file a motion for reconsideration of this final order within fourteen (14) days of the service date of this order. The Board will dispose of the petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Idaho Code § 67-5246(4).

Pursuant to Idaho Code §§ 67-5270 and 67-5272, any party aggrieved by this final order or orders previously issued in this case may appeal this final order and all

previously issued orders in this case to district court by filing a petition in the district court of the county in which:

- a. A hearing was held,
- b. The final agency action was taken,
- c. The party seeking review of the order resides, or
- d. The real property or personal property that was the subject of the agency action is located.

An appeal must be filed within twenty-eight (28) days (a) of the service date of this final order, (b) of an order denying petition for reconsideration, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration, whichever is later. See Idaho Code § 67-5273. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

CERTIFICATE OF SERVICE

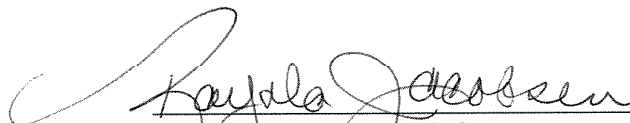
I HEREBY CERTIFY that on this 18th day of November, 2002, I caused to be served a true and correct copy of the foregoing by the following method to:

Randall B. Saldin
9804 Regent Street, Apt. 3
Los Angeles, CA 90034-5125

- ☒ U.S. Mail
- ☐ Hand Delivery
- ☒ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: _____
- ☐ Statehouse Mail

David W. Lloyd
Deputy Attorney General
P.O. Box 83720
Boise, ID 83720-0010

- ☐ U.S. Mail
- ☐ Hand Delivery
- ☐ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: _____
- ☒ Statehouse Mail


Rayola Jacobsen, Chief
Bureau of Occupational Licenses